



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, April 9, 2013 in the Third Floor Conference Room at City Hall, 828 Center Avenue. Vice-Chairperson Jerry Jones presided.

Present: Jerry Jones, Todd Wolf, Ald. Julie Kath, John Van Der Male, and Ryan Sazama

Excused: Mayor Terry Van Akkeren and Don Cvetan

Staff present: Steve Sokolowski, Chad Pelishek and Janet M Duellman

Others: Jayne Ries (Jandy Properties, LLC), Randy Ries (Jandy Properties, LLC), Chuck Worth, Scott Timm (Colortech), LeeAnn Gauthier, and Scott Matula (Aspire)

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the March 26, 2013 meeting.

Ald. Julie Kath moved to approve the minutes of the March 26, 2013 meeting, Ryan Sazama seconded.

The motion passed unanimously.

Conditional Use Permit and variance application by Colortech of Wisconsin to install new signage at the Exxon Gas Station at 2117 Indiana Avenue.

Scott Timm was present to discuss this item.

Scott Timm explained the signage proposal will be more modern and fresh, and will reduce the overall amount of signage on this site. The new pylon sign was needed to meet State Law which requires gas prices to be listed and who the gas manufacturer is, that the canopy would have to be replaced to meet the Exxon colors, the light pole will either be removed or updated depending on if it is required for safety or just there. He also stated that it has already gone through Architectural Review Board last summer.

Committee discussed the parking lot pavement and parking lines, canopy, setback reduction on 22nd St, if conditional use was required for the gas station, and opening date.

Ryan Sazama moved, Ald. Julie Kath seconded to approve with the following conditions:

1. The necessary sign permits shall be obtained prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Absolutely no portion of the new pylon sign shall cross any property lines.
4. Maximum height of the pylon sign is 16 feet.
5. Applicant shall maintain landscaping around support poles of pylon sign.
6. Exxon shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance.

7. South side of the canopy shall be designed/constructed in a similar fashion to the other canopy elevations in terms of colors and materials (the red striping).
8. The pylon sign will have a street setback of 2.6 feet from the Indiana Ave. and 5.5 feet from the S. 22nd St (sign setback to property lines).
9. Sign permits will be issued for sign installation if and only if building permits have been issued for and construction has begun on the exterior renovations approved by the City of Sheboygan Architectural Review Board on August 13, 2012.

The following variances were granted:

- To install a 15.8 foot high sign – maximum sign height is 10 feet high.
- To install a new pylon sign with a setback of 2.6 feet from the Indiana Ave. property line - minimum sign setback of 12 feet from the property line.
- To install a new pylon sign with a setback of 5.5 feet from the S. 22nd St. property line - minimum sign setback of 12 feet from the property line.

The motion passed unanimously.

Conditional Use application by Bounleung Vatsana to operate Thai Lotus Restaurant/Bar from 1332 S. 13th Street.

Scott Matula and Chuck Worth were present to discuss this item.

Thai Lotus Restaurant would like to operate from 1332 S. 13th Street, the former LaRaza Mexi-Mart building. Proposed hours are 11:00am to bar closing time. The capacity will be 60 people in the bar/dining area and 40 people in the original dining room. There are approximately 34 parking spaces in the adjacent parking lot. The trash containers will be located inside the storage area of the building (no dumpsters are proposed).

Scott Matula explained that the building is a large “L” shaped structure and its prior use was a restaurant/ grocery store. The grocery store area would become the new bar area. They would be painting the exterior of the structure and will be doing new signage.

Chuck Worth, owns the residential property directly adjacent to the north wall of this commercial building and expressed his concerns with the noise, traffic, parking and gutters.

The committee discussed number of bathrooms, dance club, parking issues and signs, painting the exterior of the structure, and cost of renovation.

John Van Der Male moved to hold until the next meeting to have the owner and applicants present, Ryan Sazama seconded. The motion passed unanimously.

Request from Jandy Properties, LLC for an extension of the deadline to pave the parking lot at 1106/1110/1112 Michigan Avenue.

Jayne and Randy Ries were present to discuss this item.

On March 27, 2012, the City of Sheboygan Plan Commission approved a site plan request by Jandy Properties, LLC to operate Jams, Jellies and More from the property located at 1106/1110/1112 Michigan Avenue. Plan Commission approval condition #6 stated: “All areas used for parking or maneuvering of vehicles shall be paved.” Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by

June 28, 2013.” Jandy Properties, LLC is requesting a time extension of three (3) years to complete the parking lot to June of 2016.

Randy and Jayne Ries gave background of the property and what they have already accomplished and what updates were still needed. They are currently living at the site. Jayne also inquired about Façade help.

The committee informed the Ries that if the parking lot was not completed by the new deadline, they could come back in a year. The Ries were informed they only needed to pave the areas that are used for parking and maneuvering.

Todd Wolf moved to extend parking lot construction deadline for one year, Ryan Sazama seconded to approve with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Applicant shall obtain all necessary licenses/permits to operate including but not limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin, etc.
3. Dumpster shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster. Dumpster shall be constructed prior to occupancy.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
6. All areas used for parking or maneuvering of vehicles shall be paved. Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by June 28, 2014.
7. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval. Applicant shall also obtain the required building permits.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than August 2, 2014.
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain sign permits prior to the installation of any new signage at the site.
11. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, etc.). If any issues arise, the Plan Commission may again review the site plan permit.
12. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.
13. Applicant shall remove all signage on the building that refers to Jerr's Home Furnishing prior to occupancy and operation of Jams, Jellies and More from the property.

The motion passed unanimously.

A Resolution 169-12-13 authorizing the taking of 1132 Alabama Avenue, a residential property, in lieu of satisfaction of two Community Development Block Grant Housing Rehabilitation loans totaling \$18,455.00.

The current owner of the single-family residential property located at 1132 Alabama Avenue has asked the city to take title to the property in satisfaction of the existing Community Development Block grant Housing Rehabilitation loans on the property totaling \$18,455.

Ald. Julie Kath moved, Todd Wolf seconded to approve.

The motion passed unanimously.

Adjournment.

Being no further business, John Van Der Male moved, Ald. Julie Kath seconded to adjourn the meeting at 4:51 pm. Motion carried.

Janet M Duellman
Recording Secretary